



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 4, 2003

PRESENT: FRUIT, KENNETT, PYLE, MARTIN

ABSENT: NONE

LATE: NONE

STAFF: Senior Planner (SP) Linder, Associate Planner (AP) Plambaeck

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public hearing.

MINUTES:

AUGUST 21, 2003 BOARD MEMBERS PYLE/KENNETT MOTIONED TO APPROVE THE AUGUST 21, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 4-0, AS FOLLOWS:

AYES: MARTIN, PYLE, FRUIT, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS:

1. **EXTENSION OF TIME, EOT-03-12: BERKSHIRE-SINGH:** A request for approval of a one year extension of time for the site and architectural approval of a four unit single family project located at the northeast corner of Llagas Road and Hale Avenue. The subject site is approximately 0.93 acres and is located in the R-1 (7,000) zoning district.

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE RESOLUTION 03-025. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: MARTIN, PYLE, FRUIT, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **SITE REVIEW, SR-03-17: E. DUNNE-HOME DEPOT:** A request to approve site, architectural, and landscape plans for a proposed remodeling and expansion of the former Kmart site in the Lawrence Oak Shopping Center located at E. Dunne Avenue and Walnut Grove Drive. The proposal would expand the former Kmart building from 115,817 sq. ft. to 122,617 sq. ft. and add a new entrance. The site is located in the General Commercial (CG) zoning district.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION 03-026 WITH THE FOLLOWING MODIFICATIONS:

1. Delete condition X 7, if applicant provides a flush curb at store entrance.
2. Add condition requiring a landscape plan for the detention pond area. The plan shall be reviewed and approved by a subcommittee of the Board prior to the issuance of a building permit.
3. Add condition requiring the modification of the parking lot landscape planter in front of the customer entrance to allow for a handicap path of travel between the two planters.
4. Add condition requiring the walkway area in front of the store to be striped to indicate the limits for outdoor display. A minimum 5ft. wide walkway shall be maintained.
5. Add condition requiring the maintenance of the fire truck access around south west corner of the building.
6. Add condition requiring correction of the landscape plan to indicate the correct species of pine.
7. Add condition requiring the revision of the parking lot plan to incorporate the correct number of handicap van accessible spaces.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: MARTIN, PYLE, FRUIT, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

OTHER BUSINESS:

3. **SUBCOMMITTEE REVIEW:** U.S. Tech Ceramics - Review of replacement trees.

THE BOARD CONCURRED WITH THE SUBCOMMITTEE ACTION.

ANNOUNCEMENTS: Upcoming agenda items

ADJOURNMENT: Chairman Martin adjourned the meeting at 7:55 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator